FILE



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor George E. Meyer, Secretary Ronald W. Kazmierczak, Regional Director Northeast Region Headquarters 1125 N. Military Ave., P.O. Box 10448 Green Bay, Wisconsin 54307-0448 Telephone 920-492-5800 FAX 920-492-5913 TDD 920-492-5912

October 9, 2000

Mr. Robert Lowe 305 North Main Street Reedsville, WI 54203

SUBJECT: Case Closure of the Reedsville Coop-Main Office site BRRTS # 03-36-000744

Dear Mr. Lowe:

On October 25, 1999, the above-named site was reviewed by the Bureau for Remediation and Redevelopment's Northeast Region Closeout Committee to determine whether the case qualified for closeout under ch. NR 726, Wis. Adm. Code. This panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. The committee has approved the closure of this case.

Upon receiving the monitoring well abandonment forms on January 3, 2000, and the signed restriction on October 4, 2000, the Department considers the above referenced case "closed", having determined that no further action is necessary at the site at this time. The site will now be listed as closed in the WDNR tracking system.

Based on the investigative documentation provided to the Department, it appears that the petroleum contamination at the above-named site is in compliance with the requirements of chs. NR 700 to NR 726, Wis. Adm. Code. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare to the environment.

Sincerely,

Scott C. Miller Hydrogeologist

Remediation & Redevelopment Program

cc: Duane Keagy,

Envirogen Inc., 2835 Grandview Boulevard, Pewaukee, WI 53072



vol. 1455

PAGE 526

Document Number

GROUNDWATER USE RESTRICTI'

RECEIPT# 7505

\$16.00 HISC

STATE OF WISCONSIN MANITOWOC COUNTY PRESTON JONES REGISTER OF DEEDS RECEIVED FOR RECORD

12:33:06 PM

2 OCT 2000

Declaration of Restrictions

In Re:

All that part of Block Numbered Twenty-six (26) lyins South of the South line of USH 10, including that part formerly owned by Chicago & Northwestern Railroad lying within the vacated Main Street between said Block 26 and Block 39 of the Original Plat of the Village of Reedsville, According to the record Plat Thereof.

Recording Area

Name and Return Address

Reedsville Copperative- Main Office 305 North 6th Street Reedsville, WI 54230

16ca

Parcel Identification Number (PIN)

STATE OF WISCONSIN) ss COUNTY OF MANITOWOC)

WHEREAS, Reedsville Cooperative Association, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above NR 140 enforcement standards existed on this property at monitoring well locations: MW-3 and MW-4 on Figure 2, hereby attached and made a part of this document. These monitoring points exhibited the following concentrations: on the following date: at Monitoring Well 3 (MW-3) in July of 1999 benzene is 18 micrograms per liter (ug/L); at MW-4 in July of 1999 benzene is 350 ug/L.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or it successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, <u>Robert Lowe</u> asserts that he/she is duly authorized to sign this document on behalf Reedsville Cooperative Association.
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this day of day of , 2000
Signature: Tobert Lowe Printed Name: Robert Lowe Title: General Manager
Subscribed and sworn to before me this and day of <u>O-ot</u> , 2000.
Burbara Bexter Notary Public, State of William My commission 9/08/02

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Reedsville Cooperative Association.

VOL 1455 PAGE 528

NO. ____

(1)

Alternative Offile

THE FOLLOWING DESCRIBED REAL ESTATE
IN MANITOWOC COUNTY, WISCONSIN,
to-wit:

All that part of Block Numbered Twenty-six (26) lying South of the South line of USH 10, including that part formerly owned by Chicago & Northwestern Railroad lying within vacated Main Street between said Block 26 and Block 39 of the Original Plat in the Village of Reedsville, according to the Recorded Plat thereof.

EXTENDED TO ______

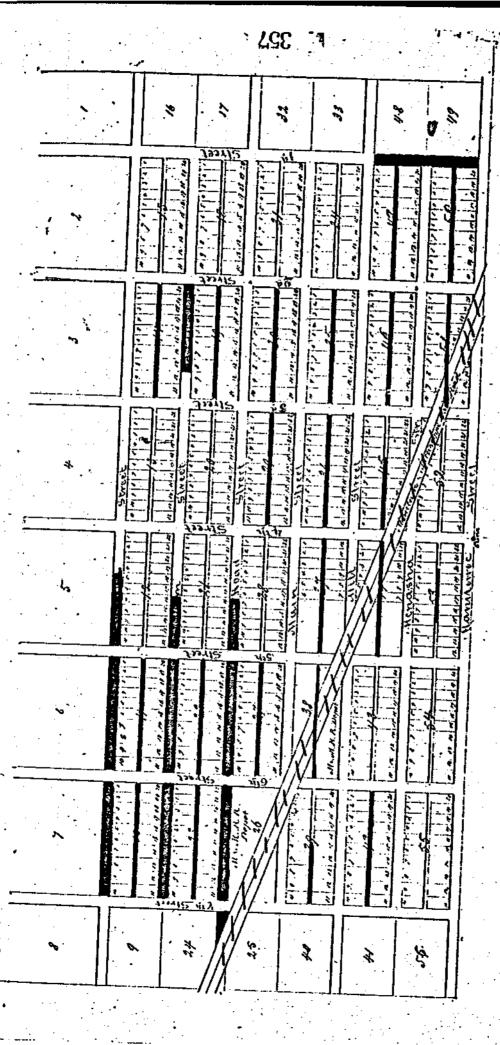
SAVAGE, GREGORSKI, WEBSTER, STANGEL & BENDOX P. O. BOX 487 MANITOWOC, WI 54221-0487

NOTE: THERE AF SW1/4 SW1/4 STREET 0.59 AC. 026-001.00 VACATED ,0, 2.77 AC. BIRCH % S. H. STREET 026-002.00 MAIN NWI/4 SWI/4 ,09

ATTACHMENT 1

0.07AC

036-500-039-00101



702650

OUIT CLAIM DEED State Grantor

Document No. Exempt from fee: s. 77.25(2)

This space reserved for recording data

10 cash

RECEIVED FOR RECORD

1992 NUG -4 PH 2:23

MARITOWOO COURTY, WIS.

PRESTON JOHE REGISTER OF DEEDS

Reds: 1/e

RE3047 790

THIS DEED, made by the State of Wisconsin, Department of Transportation, grantor, Reedsville Cooperative Association grantec(s), for the sum of Ten Thousand and No/100 (\$10,000.00) Dollars pursuant to Section 84.09(5) Wisconsin Statutes, the property described below. Legal Description/Restrictions

That part of the USH 10 right of way in Block 26, Original Plat of Reedsville, lying within the following described traverse:

Commencing at the west one-quarter corner of Section 35, T20N, R21E; Thence S 4°08'48"E 1,083.61 feet

along the west line of said Section 35 to a point on the USH 10 reference line and on a curve, the radius at said point bears N 18°27'11"E 11,459.34 feet; Thence southwesterly along said reference line and curve to the left 917.43 feet; Thence southeasterly along the arc of a 5,868.94 foot curve to the left 329.36 feet to a point on the Sixth Street reference line; Thence along said line S 1°17'29"W 82.53 feet to a point hereinafter referred to as Point "A"; Thence N 60°25'39"W 74.19 feet to the point of beginning; Thence continuing N 60°25'39"W 77.38 feet to a point on a curve with a radius of 6391.20 feet and a long chord bearing N 77°58'47"W 216.16 feet; Thence northwesterly along said curve to the right 216.17 feet; Thence S 89°30'31"W 103.81 feet to a point on a curve with a radius of 6416.20 feet and a long chord bearing S 77°51'24"E 391.28 feet; Thence southeasterly along said curve to the left 391.34 feet to the point of beginning.

Also, that part of the USH 10 right of way in Lots 11 and 12, Block 27, Original Plat of Reedsville, lying within the following described traverse:

Commencing at the aforelocated Point "A"; Thence S 1°17'29"E along the Sixth Street reference line 53.81 feet; Thence N 65°35'35"E 36.16 feet to a point on a northerly extension of the east right of way line of Sixth Street and the point of beginning; Thence continuing N 65°35'35"E 104.12 feet to a point on a westerly extension of the existing southerly right of way line of USH 10; Thence along said westerly extension S 81°31'13"E 36.83 feet; Thence S 65°35'35"W 143.63 feet to a point on the existing easterly right of way line of Sixth Street; Thence along a northerly extension of said right of way line,

As approved by the	Governor of the State of Wisconsin on	of on who as
June	2 10, 1992	x Shart Musbella 9/15/92
	(Date)	(State Real Estate Manager - Highways)
W-3	YEE	State of Wisconsin)
	EXEMPT	Dane County)
		On the above date, this instrument was acknowledged before me by the above-named person, to me known to be the Department of Transportation State Real Estate Manager, Highways.
		Jam H. Cooke
		(Signature, Notary Public, State of Wisconsin) John H. Kadhe
		(Print or Type Name, Notary Public, State of Wisconsin)
	(SEAL)	8/20/95
	(-)	(Date Commission Expires)



== TO ===

THE FOLLOWING DESCRIBED REAL ESTATE IN MANITOWOC COUNTY, WISCONSIN,

to-wit:

All of Lots Numbered One (1) and Two (2) lying North of the Centerline of the Spur Track of the Chicago and Northwestern Railway Company;

All of Lots Numbered Three (3), Four (4) and Five (5);

All of Lots Numbered Six (6) and Seven (7) and the North One-half (N1/2) of vacated alley.

ALL in Block Numbered Thirty-nine (39) of the Original Plat in the Village of Reedsville, according to the Recorded Plat thereof.

EXTENDED TO	

SAVAGE, GREGORSIQ, WEBSTER, STANGEL & BENDIX P. O. BOX 487 MANITOWOC, WI 54221-0487

SHEET NO.

'97 JAN 17

Property Management

DOT

POB 28080

AM 10 30

/EAU

MANITOWOU DOUNTY, WI

PRESTON JONES REGISTER OF DEEDS

QUIT	CLAIM	DEED
State	Granto	ľ

Document No.

Exempt from fee: s, 77,25(2)

RE3047X 294

THIS DEED, made by the State of Wisconsin, Department of Transportation, grantor, quit claims to Reedsville Cooperative Association grantee(s), for the sum of Five Hundred and No/100 (\$500,00) Dollars pursuant to Section 84.09(5) Wisconsin Statutes, the property described below. Legal Description / Restrictions

That part of the USH 10 right of way in Block 26, Original Plat of Reedsville, lying within the following described traverse:

Commencing at the west one-quarter corner of Section 35, T20N, R21E: Thence S 04°08'48"E 1.083.61 feet along the west line of said Section 35 to a point on the USH 10 reference line and on a

curve, the radius at said point bears N 18°27'11"E 11,459.34 feet; Thence southwesterly along said reference line and curve to the left 917.43 feet; Thence southeasterly along the arc of a 5,868.94 foot curve to the left 329.36 feet to a point on the Sixth Street reference line; Thence along said line S 01°17'29"E 82.53 feet; Thence N 60°25'39"W 151.57 feet to a point on a curve with a radius of 6,391.20 feet and a long chord bearing N 77°58'47"W 216.16 feet; Thence northwesterly along said curve to the right 216.17 feet to the Point of Beginning; Thence S 89°30'21"W 103.81 feet to a point on a curve with a radius of 6,416.20 feet and a long chord bearing N 75°50'24"W, 60.33 feet; Thence northwesterly along said curve to the right 60.33 feet; Thence N 82°04'52"E 66.53 feet to a point on a curve with a radius of 6,391.20 feet and a long chord bearing S 76°33'59"E, 99.13 feet; Thence southeasterly along said curve to the left 99.13 feet to the Point of Beginning.

Containing 0.05 acre, more or less.

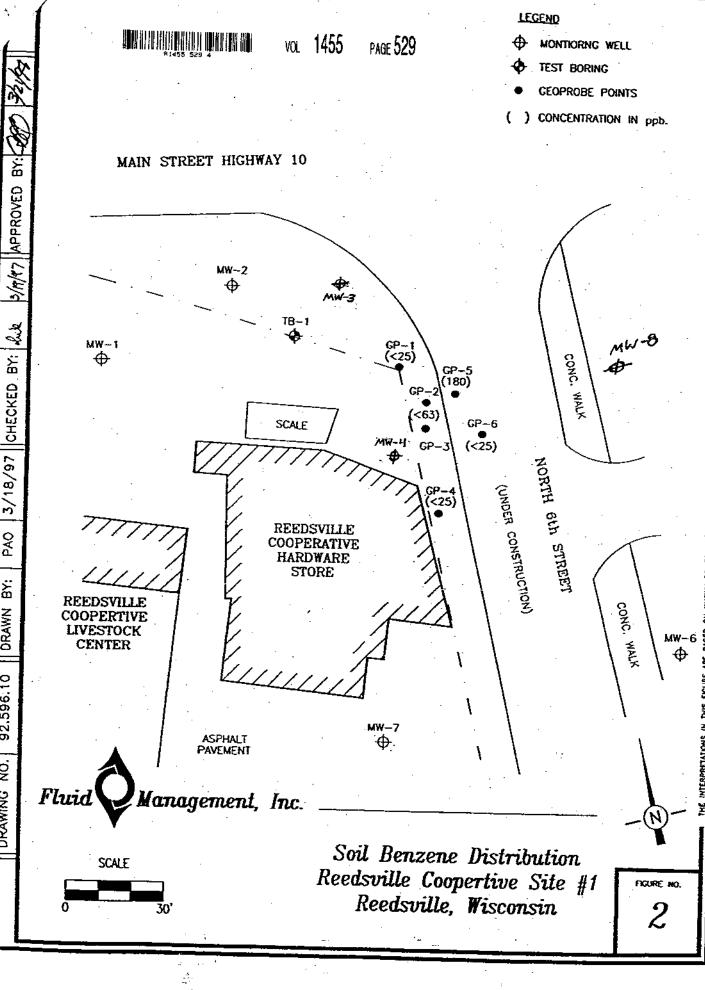
It is expressly intended and agreed by and between the parties hereto that:

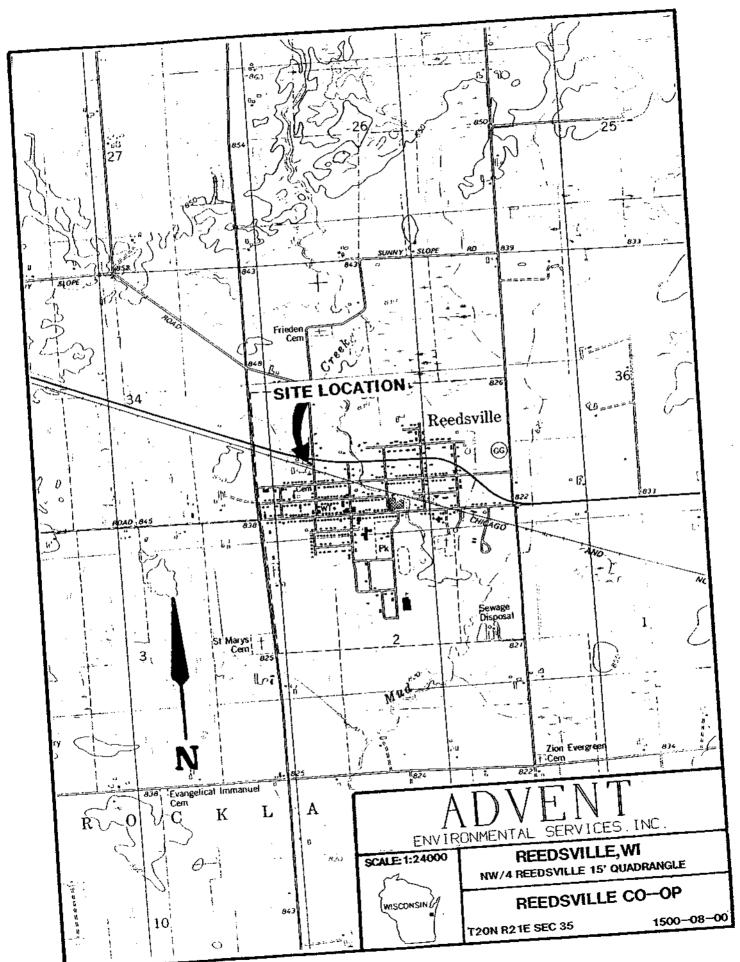
All public and private utilities located upon, over or under the above-described lands shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their facilities.

These covenants, burdens, and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns.

As approved by the Governor of the State of Wisconsin on Subscribed and sworn to before me this date D. WALSH (Print or Type Name, Notary Public, State of Wisconsin) 12-14-9 SAP 3437, FAP 424-F 20 Project I.D. 1500-08-21 This instrument was drafted by the Wisconsin Department of Transportation. Parcel No. 2

THIS INDESTURE, Made by the State of Wisconsin (Department of Transportation, Division of Highways and Transportation Facilities) grantor as approved by the Governor on August RECEIVED FOR RECORD VOL. 686^{PAGE} 4. 1982 **XXXXXXX** 1982 SEP -3 PM 3: 35 MANITOWER COUNTY, W ROBERT B. BRANDS REGISTER OF DEEDS Calumet RETURN TO Seven Thousand and No/100 (\$7,000.00) Dollars pursuant to the provisions of Sec. 84.09(5); Wis. Statutes Srenaski and Hallen 927 S 844 Street Mantone W. 54220 Man I towoc County, State of Wisconsin: All that part of the former Chicago and North Western Transportation Company right of way, lying within Main Street and Blocks 26 and 39, Original Plat, Village of Reedsville, described as follows: Beginning at a point on the east line of said Block 39 a distance of 233.72 feet N 1º13'23"W of the southeast corner thereof; Thence N 70º49'29"W 704.16 feet to the west line of said Block 26; Thence N 1º13'23"W along said west line 106.69 feet; Thence S 70°49'29"E 704.16 feet; Thence S 1°13'23"E 106.69 feet to the point of Containing 1.62 acres, more or less. The above-described lands shall be subject to all applicable zoning laws and/or ordinances. IN WITNESS WHEREOF, the said grantor. day of _ August SIGNED AND SEALED IN PRESENCE OF (SEAL) Sandra J. Tupper Linda R. Himsel (SEAL) STATE OF WISCONSIN. Personally came before me, this twelveth day of August H. L. Fiedler, Administrator, Division of Highways and Transportation Facilities to me known to be the person This instrument drafted by Notary Public State of Wisconsin xbooms with BUREAU OF REAL ESTATE Project I.D. 1000-23-52 ission (Expires) (Jet _ (Section 59.51 (1) of the Wisconsin Statutte provide pames of the grantors, grantees, witnesses and notary). QUIT CLAIM DEED-STATE OF WISCONSIN, FORM NO. 13





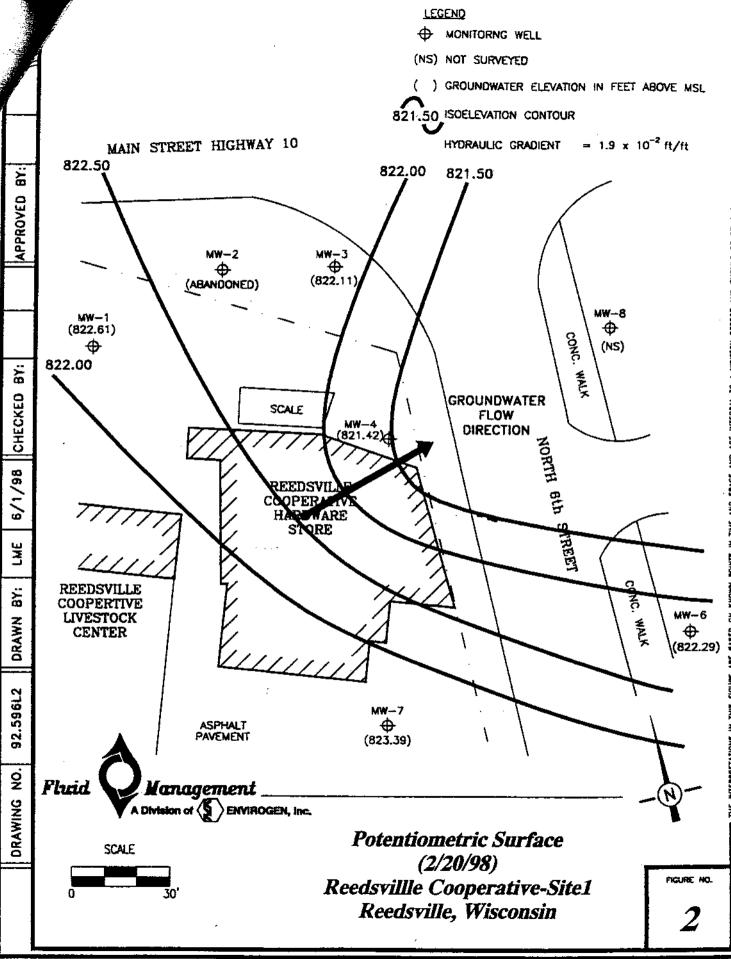


TABLE 2 (Continued)

Groundwater Quality Analytical Data MW-3 Reedsville Cooperative Site #1 Reedsville, Wisconsin

	Sample Date		W 54	to a little		This is a Parameters !	3			
	est de la constitución de la con	Lin Benzene	Dthy benzene	Тошеле	Xylenes	1,2,4,TVB	1.3.5-TMB	MIBE	Naphthalene	GRO
	8/24/92	180	30	42	33	18	6.9	<1.0	NA	610
	1/25/93	4	10	1.7	4.5	4.6	2	<1.0	NA	200
	3/30/93	13	4	1.1	<3.0	1.8	<1.0	<1.0	NA	55
	4/26/93	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/12/93	31	6.2	1.5	4.7	3,1	<1.0	<1.0	NA	<50
,		7.8	<1.0	<1.0	<3.0	<1.0	<1.0	0.1>	NA	<50
the	8/30/94	5.3	1.7	<1.0	<3.0	1	<1.0	<1.0	NA	84
7255	2/27/95	0.7	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	<50
	5/1/95	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	AN	50
	8/4/95	£; †	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	AN	59
	10/30/95	8.4	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	AN	<50
	2/23/96	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	Α̈́Х	<50
	5/19/96	6 1	4.1	2.8	4.5	1.7	<2.0	<1.0	NA	<50
	8/13/96	1.7	1.2	<1.0	<3.0	<1.0	<1.0	<1.0	NA	NA
	11/12/96	1,1	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	NA
	2/3/97	9.9	<0.22	0.38	0.38	<0.22	<0.29	<0.16	NA	NA
	6/24/97	13	0.44	0.57	0.85	0.16	0.16	<0.18	NA	NA
	26/80/8	6.8	0.38	<.20	0.5	0.27	<0.29	<0.16	NA	NA
	11/04/97	7.4	<0.22	<0.20	0.24	<0.22	<0.29	<0.16	NA	NA
	02/20/98	2.3	0.34	0.47	0.57	<0.22	<0.29	<0.16	NA	NA
	11/19/98	6	NA	NA	NA	NA	NA	NA	NA	NA
	07/22/99	18	1.2	0.84	1.3	<0.86	<0.54	<0.22	NA	NA
	NR 140 PAL	0.5	140	9.89	124	*96	*:	12	8	NS
	NR 140 ES	5	700	343	620	480*	*0	09	40	NS
	Notes: Concentrations in anh unless otherwise notes	elan dan ni anoite	oton pointante sec	٠						(Continued)

Notes:

Concentrations in ppb unless otherwise noted.

Shading indicates value equals or exceeds the NR 140 enforcement standard PAL: Preventive Action Limit ES
ES: Enforcement Standard GRO: Gasoline Range Organics
TMB: Trimethylbenzene
MTBE; methyl t-butyl ether
NA: Not analyzed
NS: No standard
NS: No standard
(*): Standard is for combined 1,2,4-TMB and 1,3,5-TMB

TABLE 2 (Continued)

Groundwater Quality Analytical Data MW-4 Reedsville Cooperative Site #1 Reedsville, Wisconsin

	CRO	2200	1,200	770	NA	096	384	3,600	170	130	240	380	240	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	(Continued)
	N.Naphihalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8	40	
	T. NOBE	<10	<20	<10	NA	<20	<1.0	<20	<1.0	<1.0	<1.0	<1.0	1.9	<1.0	<1.0	<5.0	<0.32	<0.18	<0.16	<0.32	<0.16	NA	<0.44	12	09	
	1,3,5,TMB	15	<20	14	NA	<20	6.7	**************************************	<5.0	<5.0	<2.0	<5.0	<3.0	<1.0	4.1	<5.0	<2.0	11	6.59	2.7	<0.29	NA	3.9	*	*(
Parameters	1,2,4.TMB	52	38	20	NA	<20	23	11.0	5.6	5.3	5.5	9.6	4.6	<1.0	8	6.1	2.7	11	4.1	8.9	2.5	NA	18	*96	±80*	
一种原理	Xylenes			110	NA	120	150		12	13	15	40	22	<3.0	27	22	11	42	15	26	13	NA	83	124	620	
	Tolitene	160	*************************************	99	NA	56	73 TH	160	1.9	1.9	3.1	6.7	3.8	<1.0	6.4	5.4	2.9	8.8	3.5	7.6	1.9	NA	10	9.89	343	
	Tiby Ibenzene	120	50	34	NA	34	43	1,100,082	16	12	17	26	16	1.5	17	15	5.6	24	9.1	19	11	NA	36	140	700	
	Benzene #	apr t	360	F (1)	NA	220	384	923	7-7-	0+	<u>02</u>	120	86	19	150	200	3.70	350	240	017	710	360	350	0.5	5	
9	Sample Date	8/24/92	1/25/93	3/30/93	4/26/93	6/12/93	3/4/94	8/30/94	2/27/95	5/1/95	8/4/95	10/30/95	2/23/96	5/19/96	8/13/96	11/12/96	2/3/97	6/24/97	8/08/97	11/04/97	02/20/98	11/19/98	07/22/99	NR 140 PAL	NR 140 ES	
								Press	150				<u> </u>	<u> </u>			<u> </u>		l <u> </u>	<u> </u>	1	<u> </u>	<u> </u>	<u>!</u>	—	

Notes:

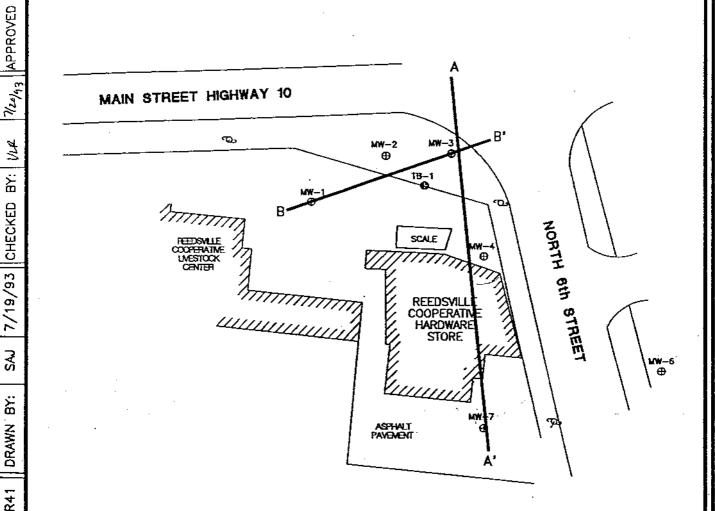
Concentrations in ppb unless otherwise noted.

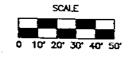
Shading indicates value equals or exceeds the NR 140 enforcement standard

PAL: Preventive Action Limit ES ES: Enforcement Standard GRO: Gasoline Range Organics NA: Not analyzed NA: No standard (*): Standard is for combined 1,2,4-TMB.

Enforcement Standard Trimethylbenzene Not analyzed Standard is for combined 1,2,4-TMB and 1,3,5-TMB

LEGEND MONITORING WELL TEST BORING





THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTERPRETATION OF THE AREA OF THE PROPERTY AND SHOULD BE REVIEWED IN THAT CONTEXT.

FIGURE 4.1 LITHOLOGIC CROSS-SECTION PLAN VIEW REEDSVILLE COOPERATIVE SITE REEDSVILLE, WISCONSIN Management, Inc.

92.596R41 Š DRAWING

BY:

47%

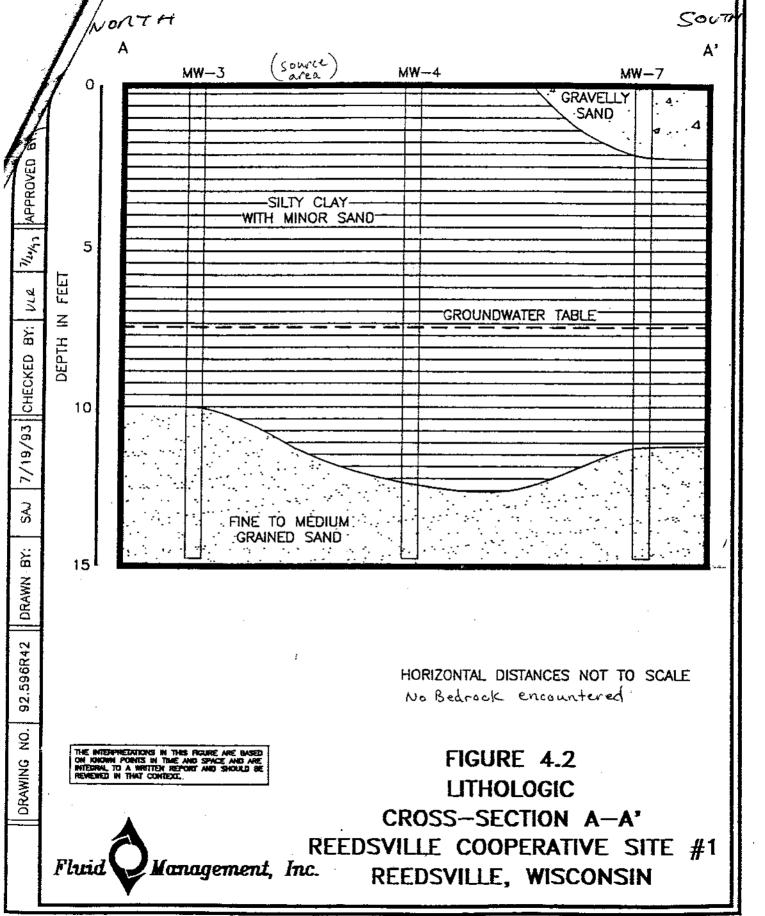
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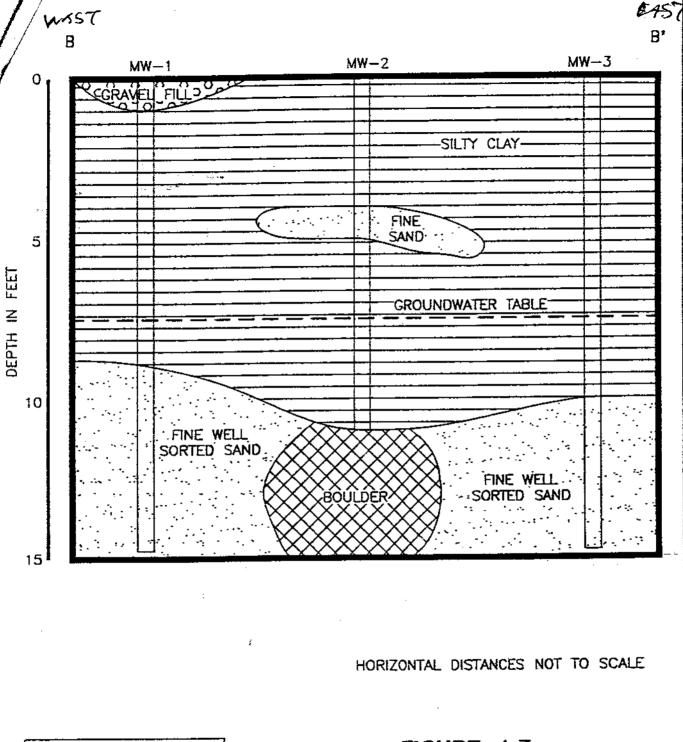
CHECKED

7/19/93

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DRAWN BY:





THE INTERPREDATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTERPRED IN THAT CONTEXT.

1/2-1/13 APPROVED

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7/19/93 | CHECKED

SAS

ä

DRAWN

92.596R43

DRAWING NO.

REE Fluid **V**anagement, Inc.

FIGURE 4.3
LITHOLOGIC
CROSS—SECTION B—B'
REEDSVILLE COOPERATIVE SITE #1
REEDSVILLE, WISCONSIN